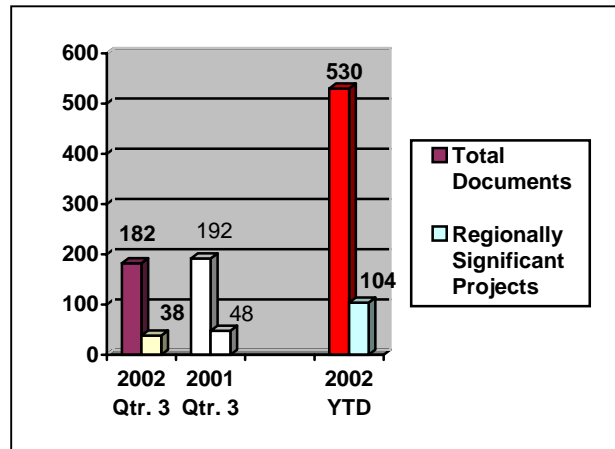


A quarterly
summary on
Development
Activity in the SCAG
Region

IGR BULLETIN

QTR. 3: 2002 IGR Activity Summary

During the third quarter of 2002, SCAG's IGR Section received, logged and reviewed 182 documents for a variety of projects, programs and plans within the six County SCAG region. This is a small decrease in the total number of documents received over last year for the same quarter.



On average, SCAG's IGR Section receives over 600 documents each year. The graph on the left illustrates the number of total documents received and the number of regionally significant projects. The following is a summary of activity for the third quarter of 2002.

- The majority of documentation received was from Los Angeles and Orange Counties. The documentation was for projects related to public facilities, residential developments and mixed-use developments.

- Documentation was received for eleven (11) commercial projects. Four projects represent a development potential of approximately 1,133,250 square feet of commercial space. One commercial project of regional significance was received. The Los Angeles Air Force Base Specific Plan, located in the City of El Segundo, includes the development of a 640,000 square foot shopping center and a 320-room hotel. The majority of the proposed new commercial development will occur in Los Angeles County.
- Staff received documentation on six (6) industrial projects. These projects represent a development potential of approximately 3,603,610 square feet of industrial space. One industrial project of regional significance was received. The ProLogis Industrial Park, located in the City of Rialto, will consist of the development of a warehouse/distribution center totaling 2,840,000 square feet of building area. The majority of the proposed new industrial development will occur in San Bernardino County.
- Documentation was received for thirteen (13) mixed-use projects. Eleven projects represent a development potential of approximately 28,454,670 square feet of a mix of commercial, office and industrial uses, along with 10,459 residential units. Six mixed-use projects of regional significance were received. The largest regionally significant mixed-use project with a residential component will be developed in Los Angeles County. The Los Lomas Annexation Project, located unincorporated Los Angeles County, and proposed to be annexed into the City of Los Angeles, will include the development of 5,800 dwelling units and approximately 2,975,000 square feet of mixed-uses including office, research and development, community facilities, and retail space. The largest mixed-use project consisting of only a mix of uses will be developed in Riverside County. The March Business Center Specific Plan, located on land that had been part of the March Air Force Base, considers the adoption of a specific plan for the development of a 1,285-acre business/industrial park. The proposed project will include up to approximately 12,218,580 square feet of a mix of business, office, industrial, commercial and transportation uses. The majority of the proposed new mixed-use development will occur in Riverside County.

SCAG's
**Intergovernmental
Review (IGR)**
Section received,
logged and
reviewed 182
documents for a
variety of projects,
programs and plans
within the six
County SCAG
region. On average,
SCAG's IGR Section
receives over 600
documents each
year.

SCAG's IGR Section
is responsible for
performing
consistency review
of regionally
significant local
plans, projects and
programs with
regional plans as
outlined in SCAG's
*Intergovernmental
Review Procedures
Handbook*.

Inside this issue:
IGR Web Page

General Plan
Guidelines Update

QTR. 3: 2002 IGR ACTIVITY SUMMARY, CONT.

- Staff received documentation on thirty-six (36) residential projects. Twenty-four projects represent a development potential of approximately 8,730 dwelling units, of which approximately 110 units will be developed for senior citizens. Six residential projects of regional significance were received. The largest regionally significant residential project will take place in Los Angeles County. The Monrovia Specific Plan, located in the northeast portion of the City of Azusa, considers a specific plan for the development of 1,575 dwelling units and a mix of complimentary uses on approximately 489-acres. The Plan also includes three planning areas, which will include a central district, light rail transit center, transit-oriented development, parks and open space, and other neighborhood facilities. The majority of the proposed new residential units will occur in Riverside County.

See pages 3 - 5 for a summary of projects and map of project locations.

IGR ACTIVITY – 3RD QUARTER 2002

Quarterly Activity	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.
TOTAL DOCUMENTS RECEIVED	164	184	182	
REG. SIG. PROJECTS REVIEWED	45	21	38	

DOCUMENT TYPE	All Documents	Reg. Sig. Documents
NOP	43	21
DRAFT EIR, EIS, EIR/EIS	32	10
IS/EA, EA	6	1
IS/ND, ND	23	2
IS/MND, MND	18	1
PERMIT	43	3
FEDERAL GRANTS	17	0
TOTAL	182	38

Development Type	All Projects	Reg. Sig. Projects
RESIDENTIAL	36	9
COMMERCIAL	11	1
INDUSTRIAL	6	1
OFFICE	1	0
MIXED-USE	13	6
TRANSPORTATION	12	6
PUBLIC FACILITIES	93	12
GENERAL PLAN	10	3
TOTAL	182	38

Projects By County	All Projects	Reg. Sig. Projects
LOS ANGELES	78	10
ORANGE	25	6
RIVERSIDE	29	10
SAN BERNARDINO	20	5
VENTURA	17	3
IMPERIAL	7	1
OTHER /OUTSIDE SCAG	6	3
TOTAL	182	38

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS INTERGOVERNMENTAL REVIEW SECTION



PROJECT DEVELOPMENT SUMMARY

3rd Quarter - 2002

JULY										
Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments
SGVCOG	LA	Azusa	1. Monrovia Specific Plan & Project	500	RES	1,575	50,000	20352	Y	Up to 1,575 du; Up to 50,000 sf of Com.
North LA	LA	Los Angeles	2. Las Lomas Annexation Project	555	MXU	5,800	2,975,000	20353	Y	Possible TOD. Connect to Metrolink
OCCOG	OR	Costa Mesa	3. Plaza Residences	7.43	RES	161		20363	N	High density, single family attached units
WRCOG	RIV	Corona	4. Mountain Gate Specific Plan	66.1	RES	43		20354	N	Estate single family homes
CVAG	RIV	Palm Desert	5. Gold Crest Club & Res. Village	703	RES	60		20367	N	Private res. Community with golf course
VCCOG	VEN	Oxnard	6. Residential Development		RES	200		20365	N	Range of lot sizes. Single family dvlpmt.
SBCCOG	LA	El Segundo	7. Los Angeles AFB Specific Plan		COM		650,000	20375	Y	Reuse of current site. Shopping Center
OCCOG	OR	Santa Ana	8. Pres Corporate Center Industrial Park		IND		304,000	20395	N	Proposed industrial park
Noth LA	LA	LA County	9. Deerlake Ranch	231	RES	484		20410	N	484 single family homes on 27% of site.
SGVCOG	LA	West Covina	10. Comstock Homes	9	RES	46		20415	N	Detached single family homes
OCCOG	OR	Brea	11. Canyon Crest	368	RES	250		20391	N	Single family homes
SANBAG	SB	Rialto	12. ProLogis Industrial Park		IND		2,840,000	20370	Y	Warehouse/Distribution Industrial Park
SANBAG	SB	Chino	13. State Surplus Property Spec. Plan	717	MXU	2,500		20376	Y	Up to 2,500 du. Com/Office/Inst.mix.
SANBAG	SB	Fontana	14. Falcon Ridge Town Center	40	COM		440,600	20387	N	Subregional shopping center.
SANBAG	SB	Fontana	15. Citrus Heights South Specific Plan	101	RES	450		20407	N	Detached single family homes
VCCOG	VEN	Oxnard	16. Sakioka Farms Specific Plan	430	MXU		8,500,000	20369	Y	Lt. Industrial, office and research uses.
VCCOG	VEN	Simi Valley	17. Simi Valley Town Center	129	MXU	500	1,330,000	20371	Y	M. Fam. Units, Mall, Hotel, Retail mix.
VCCOG	VEN	Oxnard	18. Industrial Development: PZ 02-500-9	38	IND		100,000	20402	N	Vehicle distribution center
VCCOG	VEN	Oxnard	19. Res. Development: PZ 02-500-17		RES	120		20414	N	Senior Residential Units

See Page 5 for Project/Development Locations

Bold: Signifies Projects of Regional Significance

* Per CEQA Guidelines Section 15206

Docs #: 76948

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS INTERGOVERNMENTAL REVIEW SECTION



SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS



PROJECT DEVELOPMENT SUMMARY

3rd Quarter - 2002

AUGUST										
Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments
Westside	LA	Santa Monica	20. 212 Marine Street Mixed-Use Project		MXU	24	35,000	20426	N	Four story mixed-use building.
SGVCOG	LA	Azusa	21. Foothill Center Project	21	MXU	230	175,000	20434	N	Residential / commercial mix.
SGVCOG	LA	West Covina	22. Res. Development: TTract No. 53698	0.8	RES	8		20439	N	Condominium Development
OCCOG	OR	Orange County	23. Silverado Canyon Ranch	68.74	RES	12		20432	N	Estate single family homes on 12 lots.
OCCOG	OR	La Harbra	24. Bonanni Properties	0.48	RES	8		20436	N	Two buildings, four units each.
WRCOG	RIV	Riverside Co.	25. March Business Ctr. Specific Plan	1,285	MXU		12,218,580	20423	Y	Mixed-used industrial/business park.
VCCOG	VEN	Santa Paula	26. Bender Commercial Development	4.92	MXU		49,440	20430	N	Mixed-used light ind./com. building.
SBCCOG	LA	Hawthorne	27. Residential Development	1.15	RES	12		20454	N	12 detached single family residences
SGVCOG	LA	Duarte	28. Attalla Ranch Res. Development	33	RES	22		20470	N	22 single family residential units
Westside	LA	Santa Monica	29. 1540 Second Street Mixed-Use Dev.	0.86	MXU		68,810	20471	N	Retail / Office Mix
GCCOG	LA	Compton	30. Alondra/Frailey Senior Housing	2.24	RES	59		20473	N	Senior Residential Units
OCCOG	OR	Orange County	31. Saddle Creek / Saddle Crest	598	RES	162		20468	N	162 single family units
WRCOG	RIV	San Jacinto	32. The Cove Specific Plan Project	246	RES	561		20460	Y	498 or up to 561 residential units
VCCOG	VEN	Oxnard	33. Industrial Development: PZ 02-200-4	38	IND		42,649	20458	N	3 new industrial buildings
VCCOG	VEN	Oxnard	34. Industrial Development: PZ 00-5-66		IND		57,200	20466	N	Light industrial building
SEPTEMBER										
LA	LA	Los Angeles	35. Canyon Hill Project	887	RES	280		20484	N	Residential / 641-acres open space
WRCOG	RIV	Riverside Co.	36. Springbrook Estates Specific Plan	168	RES	911		20475	Y	Residential / 4,000 & 5,000 s.f. lots
AVCCOG	LA	Glendale	37. Senior Rental Housing		RES	52		20512	N	Grant-Rental Housing Development
North LA	LA	Santa Clarita	38. Riverpark (Panhandle)	664	RES	1,152		20494	Y	590 apts., 84 townhouses, 478 sf. Units
SBCCOG	LA	Hawthorne	39. DVS Drug Store		COM		12,000	20503	N	Drug store w/drive thru pharmacy.
AVCCOG	LA	Glendale	40. Glendale Town Center		MXU	338	475,000	20522	N	Mixed-used retail-commercial/residential
OCCOG	OR	Buena Park	41. Big T Development Project	24	MXU	228	63,680	20529	N	Mixed-used com/res. 168 mf, 60 sf units
WRCOG	RIV	Riverside Co.	42. Sunset Ridge Specific Plan	792	RES	1,200		20496	Y	1,200 detached single family units
WRCOG	RIV	Riverside Co.	43. The Crossroads in Winchester	222	RES	903		20497	Y	Residential / 5,000 to 7,500 s.f. lots
SANBAG	SB	Loma Linda	44. University Village & Orchard Park	308	MXU	3089	1,627,840	20498	Y	SF Res & MF Res w/ Com. & Bus. uses
VCCOG	VEN	Oxnard	45. Industrial Development: PZ 01-5-28	13	IND		259,759	20514	N	Light industrial building
VCCOG	VEN	Oxnard	46. New Car Dealership	3.5	COM		30,654	20524	N	Two-story showroom building

See Page 5 for Project/Development Locations

Bold: Signifies Projects of Regional Significance

* Per CEQA Guidelines Section 15206

Docs #: 76948

SOUTHERN CALIFORNIA
ASSOCIATION of GOVERNMENTS

CRITERIA FOR PROJECTS OF REGIONAL SIGNIFICANCE

Criteria 1-12 are recommended for use by the California Environmental Quality Act (CEQA) Guidelines, Section 15206. Criteria 13-22 reflects SCAG's mandates and regional ly significant Projects that directly relate to regional policies and strategies are contained in the RCPG and the RTP.

MINIMUM CRITERIA LIST

CEQA REQUIREMENTS

1. A proposed local general plan, element, or amendment thereof, for which an EIR was prepared.
2. A proposed residential development of more than 500 dwelling units.
3. A proposed shopping center or business establishment employing more than 1,000 persons or encompassing more than 500,000 square feet of floor space.
4. A proposed commercial office building employing more than 1,000 persons or encompassing more than 250,000 square feet of floor space.
5. A proposed hotel / motel of more than 500 rooms.
6. A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or encompassing more than 650,000 square feet of floor area.
7. A project that would result in the cancellation of a Williamson Act Contract for any parcel of 100 or more acres.
8. A project for which an EIR was prepared and which is located in and substantially impacting an area of critical environmental sensitivity. This includes the California Coastal Zone.
9. A project that would substantially affect sensitive wildlife habitats such as riparian lands, wetlands, bays, estuaries, marshes, and habitats for rare and endangered species.
10. A project that would interfere with the attainment of regional water quality standards as stated in the approved areawide wastewater management plan.
11. A project that would provide housing, jobs, or occupancy for 500 or more people within 10 miles of a nuclear power plant.
12. A project that has the potential for causing significant effects on the environment extending beyond the city or county in which the project would be located.

TRANSPORTATION

13. Construction or expansion of freeways; state highways; principle arterials; routes that provide primary access to major activity centers, such as amusement parks, regional shopping centers, military bases, airports, and ports; goods movement routes, including both truck routes and rail lines; intermodal transfer facilities, such as transit centers, rail stations, airports, and ports; and fixed transit routes, such as light and heavy rail, and commuter rail.

PUBLIC SERVICES/UTILITIES

14. New or expanded electrical generating facilities and transmission lines.
15. Petroleum-related recovery operations, storage facilities or expansion of existing facilities and pipelines that are part of a regional or national distribution system.
16. Flood control projects, dams, reservoirs or debris basins on or affecting a major body of water that has a tributary area of 20,000 acres at the county line; or facilities on a drainage course having a tributary basin of 50,000 acres and draining directly into the ocean.
17. Regional water management plans.
18. Sewage treatment facilities with a capacity of 750,000 gallons per day, of the expansion of an existing facility by that much, and any proposed interceptor.
19. Water treatment facilities with a capacity of 225,000 gallons per day, or the expansion of an existing facility by that much, and proposed major arterial water mains.
20. Proposed solid waste disposal sites in excess of 40 acres or the expansion of these facilities by 40 acres.
21. Regional waste management plans.

OTHER PROJECTS

22. Air quality regulatory plans.

GENERAL PLAN GUIDELINES UPDATE

The General Plan Guidelines is an advisory document prepared by the Governor's Office of Planning and Research (OPR) to assist cities and counties in the preparation of local general plans. OPR is updating the 1998 General Plan Guidelines. As part of this comprehensive update, OPR will include guidelines for addressing environmental justice matters in the general plan, as required by AB 1553 (Keeley, 2001). Additional issues that OPR intends to address in the update include: improved public participation, how to prepare comprehensive updates to a general plan, element consolidation and integration, implementation monitoring and reporting, water supply/quality and an optional energy planning element.

The draft guidelines should be available sometime in late October or early November 2002. After a public review period on the draft guidelines during November 2002, OPR will prepare final guidelines. If you would like to be on the OPR notification list for future announcements, please send an e-mail to gpgupdate@opr.ca.gov or contact the Office of Planning & Research, PO Box 3044, Sacramento, CA 95812-3044.

IGR WEB PAGE

The IGR Section now has a web page. The IGR web page includes staff prepared publications describing items and projects received by the IGR Section, and other web sites that may be useful to persons seeking information about how to comply with CEQA and the CEQA Guidelines. For more information, please visit SCAG's IGR web at www.scag.ca.gov/igr/. The following describes the available information on the IGR web page

Criteria List

The criteria for projects of regional significance are outlined in the CEQA Guidelines, Sections 15125 and 15206, and projects that directly relate to the policies and strategies contained in the Regional Comprehensive Plan and Guide and the Regional Transportation Plan.

Weekly Project List

The IGR section receives a number of projects of regional significance on a weekly basis. A list is prepared describing each project.

IGR Clearinghouse Report:

SCAG's IGR Clearinghouse Report is prepared and distributed twice per month. The Report provides a summary of federal grant applications, environmental documentation and other information received by SCAG's IGR Section.

IGR Bulletin:

The IGR Bulletin is a newsletter that provides updates on selected projects of regional significance, IGR activity, project development list and map, and a summary of development activity in the SCAG Region. The IGR Bulletin is distributed monthly and on a quarterly basis.

ABOUT OUR ORGANIZATION

SCAG's Intergovernmental Review (IGR) Section is part of the Department of Performance Assessment and Implementation. The IGR Section is responsible for performing consistency review of regionally significant local plans, projects and programs with regional plans as outlined in SCAG's *Intergovernmental Review Procedures Handbook*. Projects are reviewed for consistency with the Regional Comprehensive Plan and Guide (RCPG) and the Regional Transportation Plan (RTP). A determination is made of the appropriate RCPG and RTP core and ancillary policies that apply to the specific project being reviewed. Project documents are reviewed and an assessment is made on whether the project is consistent with or supports those specific policies.



818 West 7th Street
12th Floor
Los Angeles, CA
90017-3435

PHONE:
(213) 236-1800

FAX:
(213) 236-1962



We're on the Web!
See us at:
www.scag.ca.gov